



GRASSROOTS
REALTY GROUP

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216, 19621 40 Street SE
Calgary, Alberta

MLS # A2238488



\$249,900

Division:	Seton		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	493 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 311
Basement:	-	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Chandelier, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: None

Looking for an affordable and stylish condo that's perfect for investors or first-time homebuyers? Look no further than this almost new condo, designed to help you build equity and stop paying rent! Featuring an open concept contemporary layout that's perfect for entertaining, this condo boasts a modern kitchen that overlooks both the living and dining areas with stainless steel appliances, quartz countertops, and beautiful two-tone cabinetry that adds warmth and contrast. With a spacious master bedroom, a full bathroom, and in-suite laundry, this condo has everything you need to live comfortably and efficiently. Best of all, this condo has low monthly fees that cover heat, water/sewer, and building insurance, making it an affordable option for those looking to own their own home. This unit comes with a titled surface parking stall (201) and a titled storage locker (55) on the same floor, which offers a huge storage space. This building is close to all amenities at Seton including the world's largest YMCA, South Health Campus, shopping, VIP Cineplex, and restaurants. Don't miss out on the opportunity to own this stunning condo and start building your own equity today!